



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		26		ALM SIDING 100		0201		02		1,221		121.1000		113.83		138,986		1987		2015		0		0		0		21.00		79.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		MANUF		1		100% - 2024		Heated Area: 1056										HX Base Yr 2024																	
Roof Cover		14		PREFIN MT 100																												BUILDING MARKET VALUE					109,799				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					1,520				
Interior Floo		14		CARPET 90																												TOTAL LAND VALUE - MARKET					22,500				
Interior Floo		13		LAM/VNLPLK 10																												TOTAL MARKET VALUE					133,819				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					133,819				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					50,722				
Bathrooms				2 100																												BASE TAXABLE VALUE					83,097				
Stories		1.		1. 100																												TOTAL JUST VALUE					133,819				
Architectual		01		CONV 100																												NCON VALUE					0				
Units		03		03 100																												INCOME VALUE									
Condition Adj		01		01 100																												PREVIOUS YEAR MKT VALUE					137,989				
Kitchen Adjus																																XF0B:1:1: MERITT MH									
Quality		05		05																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		34317.040		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,056		100				1,056		94,961																															
FSP		192		40				77		6,924																															
UCP		252		20				50		4,497																															
UST		84		45				38		3,418																															
TOTALS		1,584						1,221		109,799																															
EXTRA FEATURES										202 SE BECKY TER, LAKE CITY										BLD DATE				LGL DATE				04/21/2023		MLU		BUILDING NOTES									
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES											
1		0166		CONC, PAVMT		0 100		0 0		1.00		UT		0.00		0.00		100		0		0		3		100		800													
2		0294		SHED WOOD/		0 100		8 12		96.00		UT		7.50		7.50		100		1993		1993		3		100		720													